

## **F. Civic Center Criteria Evaluation**



## APPENDIX F

### PLANNING COMMISSION CIVIC CENTER CRITERIA EVALUATION

#### December 2002

The following matrix generally compares and contrasts the various Alternatives in relation to the proposed Civic Center criteria. Rather than “choosing” an alternative prior to more in-depth consideration of the range of issues including public investment value, achievement of a balance of City goals, impacts to current site users, and many other factors, the Planning Commission Preferred Downtown Plan proposes Civic Center criteria addressing location, public investment, business revitalization, public spaces, and the environment. The criteria will assist the City Council in making a siting decision, and enable the City Council to consider a wide range of sites, consistent with the Downtown Subarea Plan, selecting the best site at the time the decision is ready to be made.

The Civic Center criteria adapt and update key Guiding Principles as Civic Center Criteria, but are more specific to the Civic Center issue to be a useful tool. To help review and evaluate the criteria, eight locations were reviewed in comparison to the criteria:

- Alternatives A through D in the Northwest Quadrant
- Alternative E on the Park and Ride site in the Northwest Quadrant
- Alternative F, along east frontage of 68th Avenue NE, north of SR-522
- Alternative G at 73rd Avenue and NE 181st Street (reviewing an original Comprehensive Plan alternative)
- Alternative H, LakePointe in the Southwest Quadrant of 68th Avenue NE and SR-522.

Alternatives E to H consist of other sites recommended to be reviewed through citizen comment in Summer and Fall 2002. These eight locations are not meant to be all inclusive, and if other sites are identified, they could be evaluated with the criteria. Please note that ratings may change based on exact location.



= Criteria incorporated



= Criteria not fully met



= Criteria incorporated, greater emphasis

## Planning Commission Civic Center Criteria Evaluation Matrix

PROPOSED CRITERIA	OPTIONS A, D	OPTION B	OPTION C	OPTION E	OPTION F	OPTION G	OPTION H
<b>LOCATION</b>							
<ul style="list-style-type: none"> <li>Locate the Civic Center facility at a highly visible and/or accessible location, if possible taking advantage of view corridors to Lake Washington. The facility should provide long term expansion potential and opportunities for private use of public space. Additional potential civic uses should be considered. The facility should be prominent, distinguishable and visually attractive. (Guiding Principles)</li> </ul>	<p><b>A</b> <b>Ö+</b> <b>D</b> <b>Ö+</b></p> <p>A is Visible and accessible from SR-522.</p> <p>D is accessible from NE 181<sup>st</sup> Street.</p> <p>Either location could allow for expansion, and public plazas.</p> <p>Aggregation of properties may be difficult given existing ownership pattern.</p>	<p><b>Ö</b></p> <p>B is accessible from NE 181<sup>st</sup> Street.</p> <p>Location could allow for expansion, and public plazas.</p>	<p><b>Ö</b></p> <p>C is accessible from NE 181<sup>st</sup> Street.</p> <p>Location could allow for expansion, and public plazas.</p>	<p><b>Ö</b></p> <p>E is accessible, and may have views to the Lake.</p> <p>Location could allow for expansion, and public plazas.</p>	<p><b>Ö+</b></p> <p>F is accessible from 68<sup>th</sup> Ave NE.</p> <p>Location could allow for expansion, and public plazas, but size or expansion may be hampered by development likely to stay over long-term, e.g. Peoples Storage.</p>	<p><b>Ö</b></p> <p>G is accessible from 73<sup>rd</sup> Ave. NE or NE 181<sup>st</sup> depending on location.</p> <p>Location may allow for expansion, and public plazas-- may be limited by development likely to stay over long term, and un-consolidated vacant/under-developed land. Public property is located in area and may become available if service delivery changes.</p>	<p><b>Ö+</b></p> <p>H is Visible and accessible, and would have views to the Lake. Location could allow for expansion, and public plazas, but would depend on terms of a public/private partnership.</p>

**Ö** = Criteria incorporated

**Ö-** = Criteria not fully met

**Ö+** = Criteria incorporated, greater emphasis

PROPOSED CRITERIA	OPTIONS A, D	OPTION B	OPTION C	OPTION E	OPTION F	OPTION G	OPTION H
<ul style="list-style-type: none"> <li>Locate the Civic Center facility (including City Hall, a Community Center and Library) in the Northwest Quadrant to provide the greatest stimulus to redevelopment. (Guiding Principles) If there is a truly unique opportunity in another quadrant of the Downtown that would meet the balance of the Civic Center criteria it should not be ruled out.</li> </ul>	<p><b>++</b></p> <p>Northwest Quadrant location in area is unlikely to see private redevelopment in the near term.</p>	<p><b>++</b></p> <p>Northwest Quadrant location in area is unlikely to see private redevelopment in the near term.</p>	<p><b>++</b></p> <p>Northwest Quadrant location in area is unlikely to see private redevelopment in the near term.</p>	<p><b>-</b></p> <p>Would be located in the Northwest Quadrant, but as it is removed from the more centralized developed area, it may have less influence on redevelopment.</p>	<p><b>++</b></p> <p>Would be located in the Northwest Quadrant (according to Strategic Civic Investment Area in the Comprehensive Plan), but as it is removed from the more centralized developed area, it may have less influence on redevelopment.</p> <p>May have spillover effects in Northwest Quadrant to some degree. Given it may be across from the Park &amp; Ride, the influence may be more direct to Park &amp; Ride.</p>	<p><b>-</b></p> <p>It is removed from the more centralized developed area, and may have less influence on redevelopment. Ability to influence revitalization may be limited by the location of development that is unlikely to change over long-term and unconsolidated vacant and underdeveloped property.</p>	<p><b>0</b></p> <p>Civic Center may act as a stimulus of private investment in this area. A public/private partnership may be beneficial if the City were to act as an anchor tenant.</p> <p>May have spillover effects in Northwest Quadrant to some degree if located near SR-522.</p>

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PROPOSED CRITERIA	OPTIONS A, D	OPTION B	OPTION C	OPTION E	OPTION F	OPTION G	OPTION H
<ul style="list-style-type: none"> <li>When locating the Civic Center, consider future planned adjacent land uses and allow for the creation of an attractive, mixed use, center in the surrounding environs. The location should allow the City to promote other City goals for land use, circulation, environmental protection, public service delivery, and others.</li> <li>The site should promote multi-modal access to the Civic Center by transit, pedestrians, and automobiles.</li> </ul>	<b>++</b> Promotes a mixed-use center in surrounding area. Adds intensity along transit route, and allows for multimodal access. No environmentally sensitive features. Could serve as anchor for pedestrian bridge.	<b>++</b> Promotes a mixed-use center in surrounding area. Adds intensity along transit route, and allows for multimodal access. No environmentally sensitive features.	<b>++</b> Promotes a mixed-use center in surrounding area. Adds intensity along transit route, and allows for multimodal access. No environmentally sensitive features.	<b>-</b> Removed from the more centralized developed area, it may have less influence on redevelopment as a mixed-use center. Multimodal access would be possible, although more removed from SR-522. No environmentally sensitive areas.	<b>-</b> Would be located in the Northwest Quadrant (according to Strategic Civic Investment Area in the Comprehensive Plan), but as it is removed from the more centralized developed area, it may have less influence on redevelopment, and already as a potential mixed use center hampered by nearby uses unlikely to change.	<b>-</b> It is removed from the more centralized developed area, and may have less influence on redevelopment into a mixed-use center – more like a public center only. Area more likely to see piecemeal, individual development given location of vacant and underdeveloped property.	<b>++</b> Could be part of a master planned mixed-use transit friendly development. A public/private partnership may be beneficial if the City were to act as an anchor tenant. Could serve as anchor for pedestrian bridge.

Options B through G don't support anchoring of bridge.

**++** = Criteria incorporated**-** = Criteria not fully met**++** = Criteria incorporated, greater emphasis

PROPOSED CRITERIA	OPTIONS A, D	OPTION B	OPTION C	OPTION E	OPTION F	OPTION G	OPTION H
<ul style="list-style-type: none"> <li>Give priority consideration to public purchase of parcels in the Northwest Quadrant where desired private investment is least likely to occur. (Guiding Principles) Public investment may include purchase, long term lease or other owner/tenant options.</li> </ul>	<p><b>Ö+</b></p> <p>Civic center in location near SR-522 where private investment is less likely.</p>	<p><b>Ö+</b></p> <p>May help revitalize an older center that has potential for public/private partnership.</p>	<p><b>Ö+</b></p> <p>May help revitalize an older center that has potential for public/private partnership.</p>	<p><b>Ö-</b></p> <p>Investment would occur on site likely to see private investment. KC Metro is planning to surplus.</p>	<p><b>Ö</b></p> <p>May help provide some design benefits in area near less pedestrian oriented and design-oriented uses (e.g. People's Storage and Car Wash).</p>	<p><b>Ö-</b></p> <p>Infill is happening in area through private sector, primarily multi-family. Investment influence on redevelopment may be more limited.</p>	<p><b>Ö</b></p> <p>Investment would occur on site likely to see private investment. May help spur revitalization on Northwest Quadrant, but more indirectly if near SF-522, and in obvious bridge location.</p>
<ul style="list-style-type: none"> <li>In selecting the civic center location, give priority consideration to sites on the market, or identified as suitable for redevelopment by the property owner, as part of a negotiated process.</li> </ul>	<p><b>Ö</b></p> <p>Negotiated process is possible. With several landowners and businesses, acquiring property may be more complex.</p> <p>May mean need for businesses to relocate.</p>	<p><b>Ö</b></p> <p>Negotiated process is possible. With several landowners and businesses, acquiring property may be more complex.</p> <p>May mean need for businesses to relocate.</p>	<p><b>Ö</b></p> <p>Negotiated process is possible. Fewer property owners than A, B, or D, but several businesses, acquiring property may be more complex.</p> <p>May mean need for businesses to relocate.</p>	<p><b>Ö+</b></p> <p>Negotiated process is possible. Single property owner, currently public agency, which may mean simpler negotiation.</p> <p>Would avoid direct impact to businesses.</p>	<p><b>Ö+</b></p> <p>Negotiated process is possible. Some property owners have property for sale or are publicly owned. Fewer property owners than other options but there may be one or two businesses.</p> <p>May mean need for businesses to relocate.</p>	<p><b>Ö</b></p> <p>Negotiated process is possible. Fewer property owners than other options but there may be one or two businesses.</p> <p>May mean need for businesses to relocate.</p>	<p><b>Ö</b></p> <p>Fewer property owners than other options would depend on terms of a public/private partnership.</p> <p>May mean need for businesses to relocate.</p>

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PROPOSED CRITERIA	OPTIONS A, D	OPTION B	OPTION C	OPTION E	OPTION F	OPTION G	OPTION H
<b>PUBLIC INVESTMENT</b>							
<ul style="list-style-type: none"> <li>Coordinate public and private investment to achieve optimal leverage of public funds. (Guiding Principles)</li> <li>Priority consideration shall be given to public investments that promote future private investments.</li> </ul>	⊖	⊖	⊖	⊖	⊖	⊖	⊖
Selection of a civic center location would help provide certainty and allow property owners and others to make informed choices. Location of civic center in areas with fewer property owners could help facilitate coordination and promote existing businesses, such as Options E, F and H. On the other hand, investment in Areas A, B, C or D could provide greater future private investments							
<ul style="list-style-type: none"> <li>Recognize costs of a Civic Center may vary by location. The allocation of public funds should strive for efficiency and value.</li> </ul>	⊖ Financial analysis showed higher relative cost - \$30/sf in commercial zone.	⊖ Financial analysis showed cost of about \$25/sf in commercial zone.	⊖ Financial analysis showed cost of about \$25/sf in commercial zone.	⊖+ Financial Analysis showed relatively lower land cost, \$8.50/sf in residential zone.	⊖ Specific research not completed as part of Plan. Likely to be in range of NW Quad given it is similar in distance from SR 522 and has some existing businesses.	⊖ Specific research not completed as part of Plan. Property is commercially zoned, close to SR-522, but less visible than 68 <sup>th</sup> Avenue NE or others.	⊖ If close to SR-522 or Lake, land values could be high.

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PROPOSED CRITERIA	OPTIONS A, D	OPTION B	OPTION C	OPTION E	OPTION F	OPTION G	OPTION H
<ul style="list-style-type: none"> <li>Attentively review public comments including the level of support and acceptance of Civic Center proposals which are intended to create a mixed use vital central community gathering place.</li> </ul>	<b>Ö</b>	<b>Ö</b>	<b>Ö</b>	<b>Ö</b>	<b>Ö</b>	<b>Ö-</b>	<b>Ö</b>
	Community support for central place/Downtown. Sites A to F part of Strategic Civic Center Option (former Comprehensive Plan option B) that received public support generally. At March 2002 public open house, public generally seemed to be interested in locations away from SR-522 due to cost which sites B, C and F would allow.					Prior public input, concern with closeness to Heron Rookery, and observation not as much a central place.	Potential for support to encourage LakePointe.
<ul style="list-style-type: none"> <li>Attentively review Downtown business and property owner comments including the level of support and acceptance of Civic Center proposals which are intended to be a catalyst to existing and future business.</li> </ul>	<b>Ö-</b>	<b>Ö-</b>	<b>Ö</b>	<b>Ö+</b>	<b>Ö</b>	<b>Ö+</b>	<b>Ö</b>
	Impact potential to existing businesses.	Impact potential to existing businesses.	There may be impact depending on specific location and design since City Hall is located in this area currently.	No existing businesses would be directly impacted.	Fewer property owners than other options. Potential for some business relocations. Some property owners are interested in selling.	Fewer property owners than others. Potential for one or two relocations. Near other civic uses, away from business center.	Would be part of master planned development where it is known that future development may displace current uses over long-term. Property owners are interested in developing.

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PROPOSED CRITERIA	OPTIONS A, D	OPTION B	OPTION C	OPTION E	OPTION F	OPTION G	OPTION H
<b>BUSINESS REVITALIZATION</b>							
<ul style="list-style-type: none"> <li>Promote the revitalization and expansion of business and retail compatible with the character of the Downtown districts. Encourage businesses that draw patrons during both the day and evening. Provide an adequate mix of on-street, surface, and structured parking, and encourage shared parking options. (Guiding Principles)</li> </ul>	<p><b>Ö+</b></p> <p>The users of a civic center, which include off peak hour activities, would create additional customers for existing businesses and could serve as a catalyst for new business investment for Downtown businesses. These activities would also serve as a stimulus for further private investment.</p>	<p><b>Ö+</b></p> <p>The users of a civic center, which include off peak hour activities, would create additional customers for existing businesses and could serve as a catalyst for new business investment for Downtown businesses. These activities would also serve as a stimulus for further private investment.</p>	<p><b>Ö+</b></p> <p>The users of a civic center, which include off peak hour activities, would create additional customers for existing businesses and could serve as a catalyst for new business investment for Downtown businesses. These activities would also serve as a stimulus for further private investment.</p>	<p><b>Ö</b></p> <p>It is removed from the more centralized developed area, and it may have less influence on redevelopment.</p>	<p><b>Ö</b></p> <p>It is removed from the more centralized developed area, and may have less influence on redevelopment. Ability to influence revitalization may be limited by the location of development that is unlikely to change over long-term, e.g. People's Storage.</p>	<p><b>Ö</b></p> <p>It is removed from the more centralized developed area, and may have less influence on redevelopment. Ability to influence revitalization may be limited by the location of development that is unlikely to change over long-term and lack of consolidated vacant and underdeveloped property.</p>	<p><b>Ö</b></p> <p>Civic Center may not be necessary to stimulate private investment in this area, since the site may redevelop on its own. A public/private partnership may be beneficial if the City were to act as an anchor tenant.</p>
<ul style="list-style-type: none"> <li>Redevelopment plans as part of the Civic Center should be encouraged to address the needs and interests of existing businesses. Assistance with relocation, redevelopment, or business expansion as</li> </ul>	<p><b>Ö-</b></p> <p>Business reinvestment and relocation plan may be needed. May mean need for businesses to relocate.</p>	<p><b>Ö-</b></p> <p>Business reinvestment and relocation plan may be needed. May mean need for businesses to relocate.</p>	<p><b>Ö-</b></p> <p>Business reinvestment and relocation plan may be needed. May mean need for businesses to relocate.</p>	<p><b>Ö+</b></p> <p>Would avoid direct impact to businesses.</p>	<p><b>Ö</b></p> <p>Business reinvestment and relocation plan may be needed. May mean need for businesses to relocate.</p>	<p><b>Ö</b></p> <p>Business reinvestment and relocation plan may be needed. May mean need for businesses to relocate.</p>	<p><b>Ö</b></p> <p>Business reinvestment and relocation plan may be needed. May mean need for businesses to relocate.</p>

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PROPOSED CRITERIA	OPTIONS A, D	OPTION B	OPTION C	OPTION E	OPTION F	OPTION G	OPTION H
appropriate should be provided to existing businesses.	Various business retention programs may be implemented as part of Downtown implementation strategies.						
<b>PUBLIC SPACES</b>							
<ul style="list-style-type: none"> <li>Give priority to creating indoor and outdoor public spaces, promote community activities meeting the needs of a range of ages and interests. Outdoor spaces should include plazas, parks, and public green spaces. (Guiding Principles) Encourage the efficient use of space and shared uses where appropriate.</li> <li>A large, functional, open, outdoor space should be created to function as a focal point and “public square”, providing opportunities for public and private gatherings. (Guiding Principles)</li> </ul>	<b>Ö</b>	<b>Ö+</b>  Away from SR-522; promoting community activity centrally.	<b>Ö+</b>  Away from SR-522; promoting community activity centrally.	<b>Ö</b>	<b>Ö-</b>  Too narrow. Not as well connecting.	<b>Ö</b>	<b>Ö</b>

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PROPOSED CRITERIA	OPTIONS A, D	OPTION B	OPTION C	OPTION E	OPTION F	OPTION G	OPTION H
<b>ENVIRONMENT</b>							
<ul style="list-style-type: none"> <li>Integrate and manage Downtown development to support sound ecological principles by responding to natural landforms, providing stormwater management, improving water quality, and retaining and adding green spaces. (Guiding Principles)</li> </ul>	⓪	⓪	⓪	⓪	⓪	⓪ (or ⓪-)	⓪
						<p>Depending on location, could place development in vicinity of heron rookery.</p> <p>Ability to purchase sizeable property to cluster or locate further from environmental features may be more difficult.</p>	<p>Depending on location, could place development in vicinity of shoreline. However, the size of the property and largely developed character may mean it would be possible to site with minimal impact.</p>

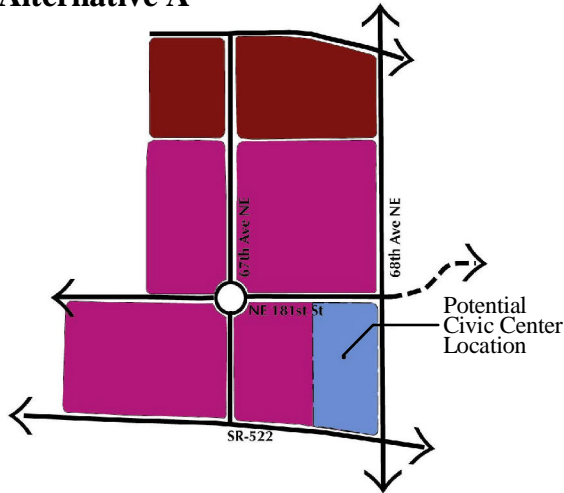
Note: While reviewing the evaluation, the check marks of a given kind may be noted; however, totals are not provided because the criteria are not weighted.

⓪ = Criteria incorporated

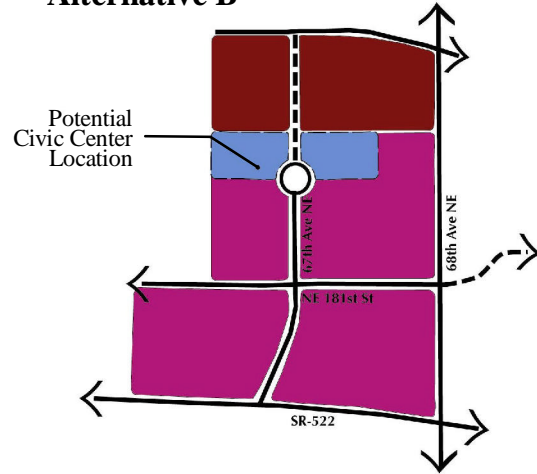
⓪- = Criteria not fully met

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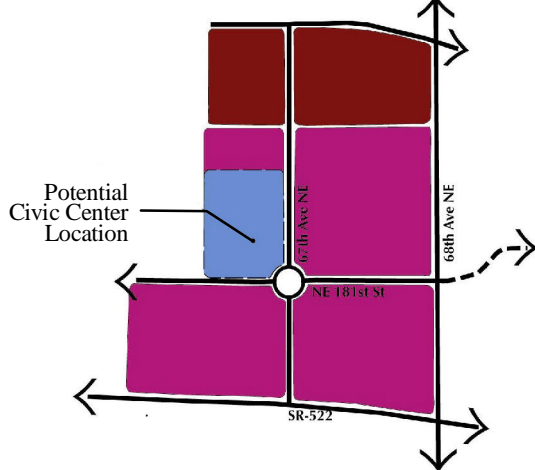
Alternative A



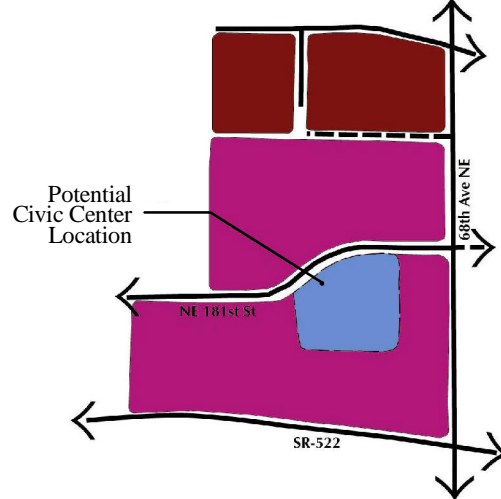
Alternative B



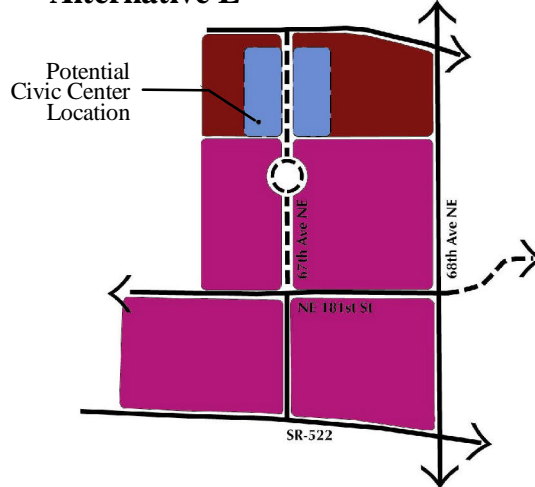
Alternative C



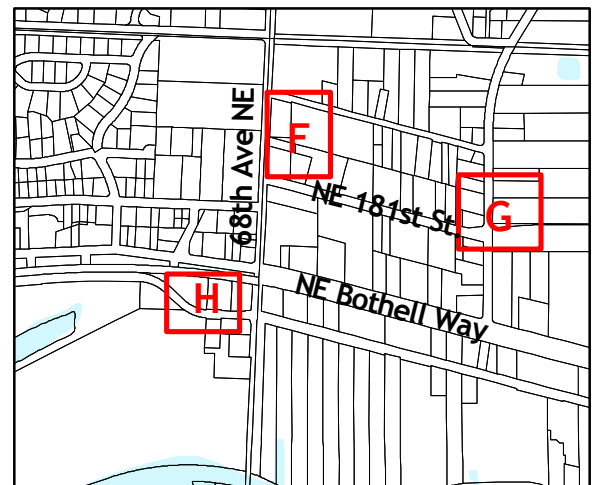
Alternative D



Alternative E



Additional Civic Center Locations



**Legend**

- Downtown Residential
- Downtown Commercial
- Potential Civic Center Location
- Primary Circulation Routes
- Proposed Circulation

This map is intended for planning purposes only and is not guaranteed to show accurate measurement.

Source: Arai/Jackson Architects and Planners

**Civic Center Location Options**



April 2003

Map not to scale.



Jones & Stokes

**Figure F-1**

